

ARTICLE 20

SEC. 21-20 REGULATIONS FOR THE SERVICE COMMERCIAL OR “C3” DISTRICT.

20.1 Purpose: To provide areas suitable for heavy retail and service commercial uses which do not specialize in pedestrian traffic and are more appropriately located away from the central business district. The following regulations shall apply in all “C3” districts and all uses shall be subject to development review as set forth in [Article 56](#).

20.2 Performance standards: All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).

20.3 Uses permitted: The following service commercial uses are permitted: When conducted within a completely enclosed building; when outdoor storage does not exceed fifty (50) percent of the gross floor area per use and when within a completely screened area on the same lot; and when not exceeding a maximum of six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:

- (a) Retail sales of large and bulky household items such as appliances, carpet and floor covering, furniture, fireplaces, or woodstoves.
- (b) Installation of auto parts and accessories such as tire or battery stores, muffler shops and tune-up shops, including incidental retail sales of auto parts and accessories.
- (c) Commercial trade services with or without incidental retail sales such as cleaning and dyeing agencies and plants, bottling works, funeral homes, cabinet and carpentry shops; blacksmith, welding and machine shops; furniture repair and upholstery shops.
- (d) Construction related sales and services such as building supply stores with incidental lumber storage yards; general and specialty contractors offices; electrical, plumbing, and heating shops; and light equipment rental shops.
- (e) Warehouses and mini-storage.
- (f) Sales and services to the agricultural sector such as farm supply stores, farm implement sales and service shops, agricultural supply cooperatives and commercial irrigation services.
- (g) Professional construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, or architecture services.
- (h) Laundry, janitorial or facility maintenance services.
- (i) Entertainment and recreational facilities such as, but not limited to, indoor theaters, bowling alleys, pool halls, game rooms and amusement enterprises, health clubs, spas, saunas and hot-tub establishments. (Ord. No. 2336, 2/15/1996)

- (j) Other service commercial uses when of similar character to those uses listed above.
- (k) Commercial and residential accessory uses and accessory structures.
- (l) Those uses permitted in the “C3” district with a zoning permit in Table A, [Article 27](#).

20.4 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case: The following service commercial uses are permitted when conducted within a completely enclosed building (excepting auto sales); and when not exceeding a maximum of twelve thousand (12,000) square feet of gross floor area per use or twenty-four thousand (24,000) square feet of total gross floor area:

- (a) Uses permitted in Section 20.3 when outdoor storage exceeds fifty (50) percent of the gross floor area per use or when not contained within a completely screened area; or when exceeding a maximum of six thousand (6,000) square feet of gross floor area per use or a maximum of twelve thousand (12,000) square feet of total gross floor area.
- (b) Uses permitted in Section 20.3 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Section 20.3 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) Businesses providing retail sales of new or used automobiles with incidental minor and major repair services, and car washes. **(Ord. No. 2128, 1/14/1993)**
- (e) Automobile, truck, and vehicle service and repair shops and garages providing minor and major repairs, body work and painting; temporary storage of ten (10) or fewer vehicles with no repair or dismantling services. **(Ord. No. 2128, 1/14/1993; Ord. No. 2172, 8/12/1993)**
- (f) Commercial parking lots, taxicab companies, including outdoor storage. **(Ord. No. 2172, 8/12/1993)**
- (g) Rental or leasing of trucks, trailers, and recreational vehicles. **(Ord. No. 2172, 8/12/1993)**
- (h) Uses which are minor additions or alterations to existing uses or structures permitted by Section 20.5, limited to an increase of twenty (20) percent of the use area or gross floor area.
- (i) Those uses permitted in the “C3” district with a minor use permit in Table B, [Article 27](#).

20.5 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case: The following service commercial uses are permitted when exceeding a maximum of twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of total gross floor area:

- (a) Uses permitted in Sections 20.3 and 20.4 when not conducted within a completely enclosed building; or when exceeding a maximum of twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of total gross floor area.
- (b) Uses permitted in Sections 20.3 and 20.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Sections 20.3 and 20.4 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) Open-air retail sales of boats, recreational vehicles, mobile homes, modular homes, factory built homes, swimming pools, storage tanks, satellite dish antennas and other large and bulky items.
- (e) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (f) Temporary storage of more than ten (10) vehicles. **(Ord. No. 2128, 1/14/1993; Ord. No. 2172, 8/12/1993)**
- (g) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (h) Contractors' heavy equipment storage yards or heavy equipment rental yards.
- (i) Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers. **(Ord. No. 1749, 7/7/1988)**
- (j) Those uses permitted in the "C3" district with a major use permit in Table B, [Article 27](#).

20.6 Uses expressly prohibited: Unless otherwise listed in Sections 20.3, 20.4 or 20.5, uses permitted in any commercial or manufacturing district or heavy industrial district are expressly prohibited within the "C3" district.

SEC. 21-20.10 DEVELOPMENT STANDARDS.

20.11 Minimum lot size:

- (a) Public water and sewer: 12,500 square feet.
- (b) Well and public sewer; or public water and septic system: 20,000 square feet.

- (c) Well and septic system: 40,000 square feet.

20.12 Minimum average lot width:

- (a) Interior lots: One hundred (100) feet.
- (b) Corner lots: One hundred twenty-five (125) feet.

20.13 Maximum length to width ratio: Three (3) to one (1).

20.14 Maximum lot coverage: Seventy-five (75) percent. (Ord. No. 1749, 7/7/1988)

20.15 Minimum yards:

- (a) Front yard: Ten (10) feet from lot line; or thirty-five (35) feet from the centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yards: None; or five (5) feet from the lot line when contiguous to any residential district.
- (c) Side yard: None; or twenty-five (25) feet from the lot line when contiguous to any residential district.
- (d) Accessory structures: The above yards shall apply.

20.16 Maximum height:

- (a) Principal structures: Thirty-five (35) feet.
- (b) Accessory structures: Twenty (20) feet. (Ord. No. 1749, 7/7/1988)

20.17 Parking: The following minimum parking requirements shall apply except as provided for in Article 46.

- (a) Service commercial use: One (1) space per six hundred (600) square feet of gross floor area.
- (b) Other uses: As provided for in [Article 46](#).

20.18 Signs: As provided in [Article 45](#).

20.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)